



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, July 14, 2022 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Tabled from 6/9/22 ZBA Meeting)

1. **ZBA2022-076**

[Case ZBA2022-076 will not be heard at the July 14, 2022 ZBA Meeting. It will remain on the table and be heard at the August 9, 2022 ZBA Meeting.]

96 Pinard Street, Tax Map 693, Lot 7 and Biron Street, Tax Map 693, Lot 8A, R-1B Zoning District, Ward 10

Andrew Sullivan (Agent) proposes to subdivide the property where proposed Tax Map 693, Lot 7 will remain improved with a single family dwelling with buildable land area of 4,635 SF where 7,500 SF is required and a rear yard setback of 22.9' where 30' is required and where proposed Tax Map 693, Lot 8A will have buildable land area of 4,675 SF where 7,500 SF is required and lot frontage and width of 50' where 75' and with a an accessory shed structure as the principal use of the lot and seeks a variance from sections **6.01** Minimum Buildable Lot Area, and **6.03(B)** Rear Yard Setback at Tax Map 693, Lot 7 and **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts), **5.10(A)** Accessory Structure as a Principal Use at Tax Map 693, Lot 8A, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 20, 2022.

(Tabled from 6/9/22 ZBA Meeting)

2. **ZBA2022-063**
15 Cohas Avenue, R-1B Zoning District, Ward 6

Cynthia Boisvert, (Agent) proposes to subdivide the property to create one new building lot, where proposed lot Tax Map 818, Lot 20-1 will remain improved with a single family dwelling, with lot frontage and width of 60' where 75' is required, and where proposed lot Tax Map 818, Lot 20 will have lot frontage and width of 20' where 75' is required and a proposed west facing primary façade where the primary façade is required to face the front lot line to the north and seeks a variance from sections **6.02** Minimum Lot Frontage and Width (2 counts) at Tax Map 818, Lot 20-1 and **3.03** Primary Façade and **6.02** Minimum Lot Frontage and Width (2 counts) at Tax Map 818, Lot 20, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 4, 2022.

(Current Cases)

3. **ZBA2022-069**
815 Goffstown Road, R-1A Zoning District, Ward 12

Brett Allard, Esq., (Agent) proposes to convert a home occupation to an office of a health care practitioner, pediatric occupational therapy, with one employee in addition to the property owner and create three additional front yard parking spaces with two spaces partially on an unpaved surface and seeks a variance from sections **5.10(H-2)1** Offices of Health Care Practitioners and Outpatient Health Care, **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts), **6.03(C)** Side Yard Setback (2 counts), **10.09(B)** Parking Setbacks (3 counts) and **10.07(E)** Parking Paving, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 11, 2022.

4. **ZBA2022-056**
362 Union Street, R-3 Zoning District, Ward 3

Sandra Almonte (Agent) proposes to expand an existing non-conforming planned development on a corner lot by constructing a second story addition for one residential dwelling unit above a commercial barbershop with a 1' street yard setback where 10' is required and a 3' front yard setback where 10' is required, construct an infill three-story addition that will connect the three family dwelling to the restaurant where the first floor will be used for storage and the top two floors will contain two dwelling units, where the infill addition has a 0' side yard setback where 10' is required, where the floor area ratio is 1.48 where 0.75 is allowed, and construct a new parapet on the front and sides of restaurant with a 3' front yard setback and a 0' side yard setback, where 10' is required in both instances and seeks a variance from sections **5.10(A)8** Dwellings in Upper Stories of Building with Commercial First Floor, **6.03(C)** Side Yard Setback (2 counts), **6.03(A)** Front Yard Setback (3 counts), **6.06** Floor Area Ratio, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 20, 2022.

5. **ZBA2022-079**
200 Frontage Road, IND Zoning District, Ward 9

John Cronin, Esq., (Agent) proposes to replace a 40' high, 195 SF static illuminated pylon sign allowed by variance case 148-20-2008, with a 40' high, 98.5 SF electronic message center pylon sign and seeks a variance from sections **9.09** Signs in Non-Residential Districts and **9.10** Non-Conforming Signs, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 27, 2022.

6. **ZBA2022-081**
8 Hummingbird Drive, R-1A Zoning District, Ward 1

Joseph Wichert (Agent) proposes to maintain a newly placed foundation with a 19.75' side yard setback where 20' is required and seeks an equitable waiver from section **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 1, 2022.

7. **ZBA2022-082**
111 Mooresville Road, R-1B Zoning District, Ward 8

Abigail Giotas proposes to construct a 12' x 12' mudroom addition with an attached 3' x 12' deck on the front with a 9' side yard setback where 10' is required and maintain a front yard parking space and a second driveway 24' from another driveway where 30' is required and seeks a variance from sections **10.09(B)** Parking Setbacks, **10.08(B)** Driveways Location and **6.03(C)** Side Yard Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 8, 2022.

8. **ZBA2022-083**
352 Lake Avenue, R-2 Zoning District, Ward 5

Jelenny Silverio Falette proposes to create four parking spaces within 4' from a building and lot lines, with two spaces within the street yard and seeks a variance from section **10.09(B)** Parking Setbacks (8 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 10, 2022.

9. **ZBA2022-084**
50 Rosecliff Lane, R-1B Zoning District, Ward 6

McDavis Fasugba proposes to construct an attached 25' x 30' two-stall garage with a 5' side yard setback where 10' is required and a 19' wetland setback where 25' is required and seeks a variance from sections **6.03(C)** Side Yard Setback and **6.09(A)** Minimum Wetlands Setback, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 13, 2022.

10. **ZBA2022-085**
9 Pepperidge Drive, R-1B Zoning District, Ward 8

Michael and Linda Levasseur (Agent) propose to convert a single family dwelling to a two-family dwelling with a proposed home occupation beauty salon occupying approximately 530 SF, maintain two undersized front yard parking spaces at the southern end of the property within 4' of the property line and 4' of a building, and maintain two parking spaces in the northern driveway within the front yard setback as well as use two parking spaces for the commercial salon use in a residential district and seek a variance from sections **5.10(A)5** Two-Family Dwelling, **8.25(B)9(a)** Home Occupation Prohibited Uses, **10.09(B)** Parking Setbacks and **10.02(F)** Business Parking in Residential District, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 13, 2022.

11. **ZBA2022-086**
913 Elm Street, CBD Zoning District, Ward 3

Abbey Schulz (Agent) proposes to establish a tattoo parlor within 800 feet from another tattoo parlor and seeks a variance from section **8.06(A)1** Tattoo Parlors, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 15, 2022.

12. **ZBA2022-087**
215 St. James Avenue, R-1B Zoning District, Ward 10

James Gregoire (Agent) proposes to construct a 20' x 24' one-story addition with a 9.35' side yard setback where 10' is required, construct a 6' x 20' farmers porch with a 6.6' side yard setback where 10' is required and a 16' front yard setback where 20' is required and maintain a driveway width of 26' where 24' is allowed and seeks a variance from sections **6.03(C)** Side Yard Setback, **6.03(A)** Front Yard Setback and **10.08(C)** Driveway Width, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 15, 2022.

13. **ZBA2020-018**
205 and 211 Second Street, R-3 Zoning District, Ward 10

Daniel Muller, Jr. Esq., (Agent) proposes to establish a warehouse use without the required loading space and seeks a variance from sections **5.10(E)** Warehousing or Wholesale Storage and Distribution Facilities and **10.05(2)** Number of Off-Street Loading Spaces, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 20, 2022.

14. **ZBA2022-089**
655 Coolidge Avenue, R-1B Zoning District, Ward 11

John Perez proposes to construct an Accessory Dwelling Unit in the basement with approximately 886 SF where 750 SF is allowed and seeks a variance from section **8.26(C)** Accessory Dwelling Unit, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 20, 2022.

15. **ZBA2022-080**
240 Pinecrest Road, R-1A Zoning District, Ward 1

Joseph Wichert (Agent) proposes to construct an Accessory Dwelling Unit above a proposed attached garage with 1,196 of gross floor area where 750 SF is allowed and seeks a variance from section **8.26(C)** Accessory Dwelling Unit, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 29, 2022.

16. **ZBA2022-092**
80 Walsh Avenue, R-3 Zoning District, Ward 11

Nicholas Pelletier proposes to add a fourth dwelling unit on a 5,000 SF lot where 6,500 SF is required, resulting in a floor area ratio to 0.87 where 0.75 is allowed and create two additional parking spaces resulting in the reduced width of four parking spaces to 8' wide where 8.5' is required, with one space within 4' of a lot line, where the new spaces back out onto a public way, and the where the new spaces do not have parking bumpers and seeks a variance from sections **8.04** Minimum Buildable Lot Area, **6.06** Floor Area Ratio, **10.06(A)** Parking Layout (5 counts), **10.06(B)** Accessible Spaces Dimensions, **10.09(B)** Parking Setbacks (4 counts), **10.07(K)1** Parking Bumpers, **10.07(D)** Parking Maneuvering, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 30, 2022.

17. **ZBA2022-093**
243 Hanover Street, R-3 Zoning District, Ward 4

Joseph Wichert (Agent) proposes to expand a funeral home use allowed by Special Exception in the R-3 zoning district by constructing a 1,914 SF garage addition with a 9.5' street yard setback where 10' is required, and maintain seven parking spaces that will be 2.5' from the new garage addition where 4' is required and where the seven parking spaces do not have parking bumpers and seeks an special exception from section **5.10(H-6)7** Funeral Parlors and Crematories and seeks a variance from sections **6.03(A)** Street Yard Setback, **10.09(B)** Parking Setbacks and **10.07(K)1** Parking Bumpers, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 30, 2022.

18. **ZBA2022-094**
342 Hazelton Avenue, R-1B Zoning District, Ward 8

Maria Yeo proposes to maintain a shed with a 1' side yard setback where 10' is required in the side yard and seeks a variance from section **8.29(A)2** Accessory Structures and Uses in the Side Yard, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 1, 2022.

19. **ZBA2022-067**
293 Wilson Street, RDV Zoning District, Ward 7

Nick Jarvis (Agent) proposes to erect two 16.5 SF building signs above the second floor windows for an upper floor tenant with no sign frontage and seeks a variance from section **9.09(A)3 Signs** (2 counts), of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 5, 2022.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of April 14, 2022 and June 9, 2022.**
2. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
--